

**CITY OF BELMONT
PLANNING COMMISSION
REGULAR MEETING AGENDA**

August 20, 2019

City Council Chambers
City Hall, One Twin Pines Lane, Belmont, California



1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. COMMUNITY FORUM (Public Comments)

This portion of the meeting is reserved for persons wishing to address the Commission on any City matter not on the agenda. The period for public comment at this point in the agenda is limited to a maximum of 3 minutes per speaker.

4. COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS

5. CONSENT CALENDAR

Consent Calendar items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion on these items unless a Commissioner or staff request specific items to be removed for separate action.

A. Approval of Meeting Minutes for July 16, 2019

6. STUDY SESSION - NONE

7. PUBLIC HEARINGS

A. 10 Davis Drive (Annual Review-Development Agreement)

Annual review of an adopted Development Agreement that allowed for the construction of a private middle school. Application No. PA2019-0062.

APN: 043-340-170 & 043-340-180

ZONING: PD-Planned Development

CEQA STATUS: Environmental Impact Report (certified)

APPLICANT: Dan Miller

OWNER: Crystal Springs Uplands School

PROJECT PLANNER: Damon DiDonato

Attachment(s):

Staff Report

Resolution

Development Agreement

Ordinance 2017-1119

Application

B. 2717 Barclay Way (Single-Family Design Review)

To consider a Single-Family Design Review to construct an 878 square foot addition, including a new second story, to an existing 1,685 square foot single-family residence. Application No. PA2019-0041.

APN: 043-171-070
ZONING: R-IB - Single-Family Residential
CEQA STATUS: Categorically Exempt- Section 15301, Class 1 (e) (2)
APPLICANT: Jennifer Tulley
OWNER(S): Hyungi Woo & Thomas Seoh
PROJECT PLANNER: Michael Dietz

Attachment(s):

Staff Report
Resolution
Conditions of Approval
Neighborhood Outreach
Colors and Materials
Architectural Renderings
Photographs

C. **400 El Camino Real (Conditional Use Permit)**

To consider a Conditional Use Permit (CUP) for the recently constructed Ashton mixed-use 74-unit (Residential/Commercial) development for the subject property. The request entails conversion of the designated commercial floor area within the four (4) on-site "Live/Work" units to a residential use. No modifications to the building exterior are proposed or required. No new floor area would be added, nor changes made to the interior of these units resulting from this project amendment. Application No. PA2019-0064.

APN: 044-162-150 & 044-162-160
ZONING: CMU (Corridor Mixed-Use)
CEQA STATUS: Adopted Mitigated Negative Declaration
APPLICANT/OWNER: Davey Glen - Belmont, LP
PROJECT PLANNER: Carlos de Melo

Attachment(s):

Staff Report
Resolution
Conditions of Approval
Neighborhood Outreach and Summary

8. OTHER BUSINESS / UPDATES

9. ADJOURNMENT



If you need assistance to participate in this meeting, please contact the Community Development Dept. at (650) 595-7417. The speech and hearing-impaired may call (650) 637-2999 for TDD services. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting information can also be accessed via the internet at: www.belmont.gov. All staff reports will be posted to the web in advance of the meeting, and any writings or documents provided to a majority of Commission regarding any item on this agenda will be made available for public inspection, One Twin Pines Lane, during normal business hours and at the Commission Chambers at City Hall, Second Floor, during the meeting. Regular meetings televised on Comcast Channel 27, and web streamed via City's website at www.belmont.gov